

**MINUTES
STAFFORD TOWNSHIP PLANNING BOARD
REGULAR MEETING
MUNICIPAL BUILDING
260 EAST BAY AVENUE
WEDNESDAY, JANUARY 27, 2021
7:00P.M.**

*** THE PLANNING BOARD WILL NOT REVIEW ANY NEW APPLICATIONS AFTER 11:00PM***

Please note the fire exits

Salute to the Flag:

SWEARING OF BOARD MEMBERS: Jeanine Sciglitano was sworn in before the meeting

OPEN PUBLIC MEETING ACT:

This meeting complies with the open meeting act by publishing same in appropriate newspapers and notification to the Township Clerk. Notice has also been posted on the Municipal bulletin board.

This meeting is a judicial proceeding. Any questions or comments must be limited to issues that are relevant to what the board may legally consider in reaching a decision and decorum appropriate to a judicial hearing must be maintained at all times

<u>Roll Call:</u>	JOSEPH KOSA, CHAIRPERSON, CLASS IV	PRESENT
	JEANINE SCIGLITANO, VICE CHAIRPERSON- Class IV	PRESENT
	MATTHEW VON DER HAYDEN - Class II	PRESENT
	THOMAS KUENZLER – Class IV	PRESENT
	LEONARD WILSON- Class IV	PRESENT
	MAYOR GREGORY E. MYHRE- Class I	PRESENT
	COUNCIL PRESIDENT THOMAS STEADMAN - Class III	PRESENT
	STEPHEN DONNELLY – Class IV	PRESENT
	ROBERT KIRWAN – Class IV	PRESENT
	FRANK DIROCCO, JR. - Alternate I	PRESENT
	VACANT - Alternate II	

Also Present:

Joseph Coronato, Esq, Board Attorney
Robert Mannix, Board Engineer

REORGANIZATION RESOLUTIONS:

4. RESOLUTION 2021- 04

RESOLUTION OF MEMORIALIZATION OF THE STAFFORD TOWNSHIP PLANNING BOARD APPOINTING DARLENE ENGEL AS THE PLANNING BOARD CERTIFIED SHORTHAND REPORTERS FROM JANUARY 13, 2021 UNTIL DECEMBER 31, 2021 OR UNTIL THE BOARD RE-ORGANIZES IN 2022.

Motion: Wilson

Second: Sciglitano

To: Approve the resolution

RCV: Kosa - yes ;Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;
von der Hayden - yes ;Kirwan - yes ;Donnelly - yes ;Kuenzler - yes ;Dirocco - yes ;

Applications for Public Hearing;

P20-08 was carried from December 9, 2020

See letter dated, January 27, 2021, from Damien DelDuca Esq., requesting to adjourn the application until February 24, 2021.

**1. P20-08 STAFFORD TOWNSHIP, BY ITS AGENT, STAFFORD PROPERTIES
RESIDENTIAL URBAN RENEWAL, LLC C/O WALTERS GROUP
Campbell Boulevard, Block 25, Lots 34.11,34.07,36 & 39**

Preliminary and Final major Subdivision-Stafford Park Residential Phase III. To create 123 lots and the development of 121 market rate single family dwellings.

Mr. Coronato asked if anyone one was there to represent, Mr. Ed Walters walked to the podium. As there was a crowd at the meeting, Mr. Coronato explained that this application was heard December 9th and there were some issues that arose at that meeting about the parks and the water tower. The board wanted a more definitive date as to when the water tower and parks would be agreed upon. Mr. Coronato also stated that it came to his attention there was a petition that was circulated, board members cannot rely on that petition at all. This board is a quasi judicial action and a petition cannot be cross examined. He will call make it part of the record as B-1, but again, the board cannot consider this. He then asked if anyone from the public would like to ask any questions not directly pertaining to the application as the applicants attorney was not present.

Stafford Township Planning Board - Minutes
January 27, 2021 - Regular Meeting

Sal Sorce, 31 Popper Street

Has several 100,000 records from the past 3 Mayors on Walters group, whereas he agreed to have the water tower removed, Mr. Coronato stopped him and asked him to hold off on his comments until the next meeting. His opinion is hes watched several mayors give away this town to this developer and he is sick of it.

Dave Mone, 78 Bradshaw, asked if the board is saying the Town and Developer are going to come to an agreement outside of this public hearing. Mr. Coronato explained there was s Developer agreement many years ago with regards to this, and they want to go back a re-discuss the tower and parks.

Nicholas Mastriaco, 63 Bradshaw, asked why would they enter an agreement before the public is able to submit their concerns.

Dina Alvarez asked if they can have a bigger room, obviously this room is not big enough and the homeowners in the courtroom are not able to hear what is going on.

7:20pm Board took a 5 minutes break for Mr. Coronato to go across the hall and let the people in the court room know this meeting is being carried.

7:35 pm board came back from break and Chairman asked for a motion to carry:

Motion: Kuenzler Second: Kirwin Carry the application to February 24, 2021

Mr. Kirwan certified that he has listened to the entire tape recording held on December 9, 2020 and is eligible to vote.

RCV: Wilson - yes ;Sciglitano - yes ;Myhre - yes ;Steadman - yes ;
von der Hayden – recused himself ;Kuenzler - yes ;Kirwan – yes ;Kosa - yes ;Dirocco - yes
Donnelly were not present and did not listen to the previous hearing.

Minutes for Approval:

January 13, 2021, Regular/Reorganization Meeting and Executive Session P20-00 minutes
Sciglitano was absent

Motion: Kuenzler Second: Wilson To: Approve the minutes of January 13, 2021

RCV: Kosa - yes ;Wilson - yes ;Myhre - yes ;Steadman - yes ;
von der Hayden ;Kirwan - yes ;Donnelly - yes ;Kuenzler - yes ;Dirocco – yes ;

Stafford Township Planning Board - Agenda
January 27, 2021 - Regular Meeting

Voucher Resolution:

Voucher list attached:

Motion: Sciglitano Second: Dirocco To: Approve the voucher

RCV: Kosa - yes ; Wilson - yes ; Sciglitano - yes ; Myhre - yes ; Steadman - yes ;
von der Hayden - yes ; Kirwan - yes ; Donnelly - yes ; Kuenzler - yes ; Dirocco - yes ;

CORRESPONDENCE:

NEW BUSINESS:

OLD BUSINESS:

PUBLIC COMMENT: Michael, 27 Bennet Lane, heard rumors of an outdoor gun range back
by his development. Board has not heard of such rumors.

Adjournment:

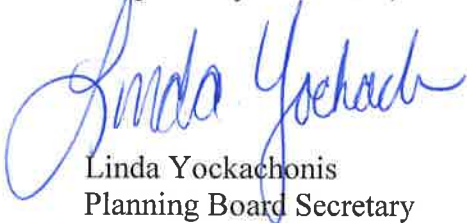
Time: 8:00 PM

Motion: Sciglitano

Second: Wilson

Aif: aye

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Linda Yockachonis".

Linda Yockachonis
Planning Board Secretary

NEXT REGULAR MEETING OF THE PLANNING BOARD IS FEBRUARY 10, 2021